

**CITY OF DELTONA, FLORIDA
CITY COMMISSION WORKSHOP MEETING
THURSDAY NOVEMBER 14, 2013**

A Workshop Meeting of the Deltona City Commission was held on Thursday, November 14, 2013 in the City of Deltona's 2nd Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Mayor John Masiarczyk.

2. ROLL CALL:

Mayor	John Masiarczyk	Present
Vice Mayor	Zenaida Denizac	Present
Commissioner	Webster Barnaby	Present
Commissioner	Heidi Herzberg	Present
Commissioner	Fred Lowry	Absent (Unexcused)
Commissioner	Chris Nabicht	Present
Commissioner	Nancy Schleicher	Present
Acting City Manager	William "Dave" Denny	Present
Assistant City Attorney	Wade Vose	Present (5:45 p.m.)
Deputy City Clerk	Mitch Honaker	Present

Also Present: Parks and Recreation Director Steve Moore; Economic Development Manager Jerry Mayes; and VCSO Captain Dave Brannon.

3. PLEDGE TO THE FLAG:

The City Commission and staff said the pledge to the flag.

4. BUSINESS:

A. Discussion re: City of Deltona Additional Recreation Facilities.

Mayor Masiarczyk asked if the public had any comments before staff's presentation.

Larry DeMatteo, 2501 Barry Drive, asked what the maintenance cost and lifespan of the grandstand facility would be between aluminum and steel and what material the building under the bleachers would be made of, which makes a difference on wear and tear of the building. He stated having a flat roof was not a good choice and he questioned the gauge and material of the stadium field fencing, and he disagreed with installing black vinyl covered fencing.

Parks and Recreation Director Steve Moore gave a presentation in answer to the Commission's questions from a previous workshop concerning possible modifications at Dewey O. Boster Park to put in a fenced stadium.

Assistant City Attorney Wade Vose arrived at 5:45 p.m.

The Commission and staff discussed putting in a locker room facility under a set of the bleachers, the cost difference between steel and aluminum bleacher structures, press box options, buildings such as the press box and locker room having a pitched roof, putting the locker room off to the side of the bleachers instead of under the bleachers, putting in a modular building or a concrete block building as a locker room, the cost difference associated with each type of structure, the interior design of each locker room, the possibility of gravity flowing the sewer system to the lift station located near the baseball fields, the revenue benefit of installing turnstiles and staff obtaining pricing for turnstiles, extending the current stage by 18 feet on each side, the cost to replace the stage area roof and various roofing material options, installing a six (6) foot high and 1,280 linear foot field fence around the stadium, the visibility and aesthetic effects of various fence colors, and various advertising revenue options using the stadium fencing.

The Commission discussed finding ways to fund the stadium project, the need for developing a revenue plan, and the cost for an organization to rent a stadium. Frank Martello, head baseball coach at University High School stated that his school pays \$1,200 to rent a stadium.

The Commission discussed the poor quality of fields in the area due to lack of maintenance funds, the need to provide a quality stadium field for the children of Deltona, staff determining what organizations and community partners would pay to use the stadium, in the event that Orlando gets a Major League Soccer (MLS) team franchise that due to MLS league rules the Philadelphia Union would not be allowed to use any fields within a 75 miles radius of Orlando, the City needing to charge a rental fee for the use of all fields in Deltona, staff obtaining letters of commitments from the City's major stakeholders for advertising at the stadium, obtaining buy-in from some of the major stakeholders in the City, whether a stadium is a want or a need for Deltona, developing a business plan to include a maintenance costs analysis, generating enough revenue for the City to break even on facility costs, obtaining commitments from possible users of the stadium to demonstrate to the City's community partners who they would be advertising to, and developing a multi-purpose stadium use plan and a cost analysis projection.

Acting City Manager Dave Denny stated that the Deltona Youth Soccer Club (DYSC) president and vice president both stated that DYSC would not be interested in playing at a stadium due to the demographics of the soccer team families, that the City has a lot of quality fields where they should be installing lights, and developing a facility use fee for all of Deltona's fields to be competitive and generate revenue for the City.

The Commission discussed Bethune-Cookman being interested in using the Deltona stadium, and Daytona State College (DSC) wanting to schedule a date, perhaps in February of 2014 for the Commission to meet with the DSC Board of Directors to discuss DSC and the City jointly putting in some type of athletic field behind City Hall.

The Commission discussed the possibility of putting in stand-alone portions of the stadium project and how that would affect the projected costs, determining if there is a local or an area need for a stadium, the high costs of event security, and a jointly owned stadium as compared to a sole proprietor stadium.

The Commission and staff discussed the current and proposed facility use categories and fees for Deltona facilities, narrowing the facility use categories from the current (5) categories to just two

(2) categories, the low cost to rent the gym, the gym costs analysis used to develop the gym rental fee, expenses to maintain the gym, the proposed facility fees being comparable with other facility rental fees in West Volusia County, the costs to maintain and operate a facility being the same no matter what status the user is and the need for the City not to have split rates, but to develop the same facility rental fee for everyone to pay at each facility no matter what the user's status is, not allowing fee waivers or variances for any group.

Mr. Denny stated due to facility use agreements the Deltona Little League, Deltona Pony League, and Deltona Youth Soccer Club are not charged any facility use fees.

The Commission and staff discussed the history associated with some of the current facility use agreements, if those organizations need to start paying fees, the City Attorney reviewing Deltona's current facility use agreements and contracts, everything being equal in relations to government rules versus special circumstances and the need to make judgment calls, developing a facility fee schedule that facilitates the City being revenue equal instead of being in a deficit, the City paying for umpires, scoreboard maintenance at DuPont Lakes, only charging a \$10 per hour facility fee, the City needing to be revenue neutral as it pertains to facility rentals, reassessing and revising facility agreements during their renewal period in October and November of 2014, the possibility of putting in a "subject to change" statement in all new facility agreements, the City developing one (1) rental fee for the use of each facility, the concept of the City running all concession stands at City facilities, and revising the proposed facility fee schedule to a single flat fee for each facility.

After discussion, the Commission concurred to have staff develop a single category, single fee schedule for each facility that averages the charges of the current Facility Use Categories one (1) and two (2), and to prepare a comparison of the flat fee rate to the average fee schedule of neighboring cities.

Mr. Denny stated that whenever asked, the DYSC was good with giving the Dewey O. Boster Park concession stand to the City.

Vice Mayor Denizac stated the Commission needs to have a Workshop to discuss facility fees.

After discussion, the Commission concurred that the City Attorney is to review the City's current facility use agreements.

Mr. Moore stated that Bethune-Cookman is very interested in bringing women's soccer to Deltona, that Bethune-Cookman loves Deltona's demographics and the university asked about Deltona's soccer feeder program. He stated another organization wants to bring in a men's "Super 20" soccer program. Commissioner Nabicht stated that the City needs to obtain letters of commitment from possible users of the stadium.

Mayor Masiarczyk opened the public hearing.

Larry DeMatteo, 2501 Barry Drive, discussed the need for the Commission to get into stadium structural specifics, interior building design and amenities, the City needing to stop giving freebies to organizations, discussing topics as compared to taking action, and the Commission deciding not to provide free services to organizations.

Mayor Masiarczyk replied that the Commission is not into the construction phase yet, but merely in the conceptual phase of a stadium project, and that structural specifics would go out during the bid process.

Frank Martello, head baseball coach at University High School, stated he appreciated the Commission letting University High School personnel sit in on the Workshop, that it was great to see the Commission looking at a stadium facility, Dewey O. Boster Park fields being the best he has seen in all of Southeast Florida, and Deltona being far ahead of other cities as far as developing a sports stadium.

Vice Mayor Denizac asked where University High School gets its funds to pay for field rentals, and Mr. Martello replied that the school generates its own income through the athletic department, fund raisers, and the Volusia County \$75 dollar per player fee.

Brian Kells, head football coach at University High School, stated there are many organizations looking for a stadium to use, that 900 students attending University High School are from Deltona, and he feels the City would get plenty organizations to use the stadium.

Edwin Paige, 1861 Evard Court, stated everyone wants a field in this area; however, it is a big and expensive plan that needs to be discussed with, and sold to the tax payers of Deltona.

Mayor Masiarczyk closed the public hearing.

Commissioner Herzberg stated she understands Mr. DeMatteo's frustrations, but due to the Sunshine Laws, workshops are the only place the Commission can discuss ideas, and one of the assignments for the Deltona lobbyist could be to try and find some funding for a stadium, and trying to obtain some State funding for a sewer line system in the Dewey O. Boster area.

Vice Mayor Denizac stated that Florida has an election year coming up and the time to obtain funding from Tallahassee is now.

Mayor Masiarczyk stated that Bobby Luthra and Sadique Jaffer offered to donate the 13 acre Casey property off of I4 to Deltona if the City would pay to put in a road at a cost of approximately \$2.4 million dollars so that offer is off the table. They would also sell the City a 17 acre parcel for the property's appraised value, and that Pastor Benjamin Stillwell-Hernandez from Pine Ridge Fellowship offered various church properties to jointly partner with the City to put in additional playing fields to provide safe places for the children of Deltona to play.

After discussion, the Commission concurred that staff would prepare a facility revenue and operational costs comparison for all facilities in Deltona.

Commissioner Nabicht stated from January 31 through February 1, 2014 University High School will host the 8th Annual, Volusia County EMS/Military Expo, and he suggested the Commission attend the one of a kind expo, and Mayor Masiarczyk suggested that Commissioner Nabicht prepare a few slides on the event to be presented at the December 16, 2013 Regular Commission Meeting.

Commissioner Herzberg stated she was not happy about the way the invitations were sent out for the West Volusia Round Table (WVRT), and she questioned whether the meeting was properly noticed.

Mr. Denny stated that there were no press releases sent out concerning the event.

Vice Mayor Denizac stated she did not agree with who received invitations to the West Volusia Round Table and that the Commission should rethink who was invited.

Commissioner Nabicht stated the Commission has previously agreed that the West Volusia Round Table would be an opportunity for cities to get together to discuss issues and bring those issues to the County as one united voice.

Mayor Masiarczyk stated the West Volusia Mayors have gotten together in the past to discuss West Volusia issues but was receiving complaints that there was no feed-back from the Mayors meetings. This meeting is an attempt to bring the West Volusia County cities together to discuss joint issues of concern, and that invitations went out to West Volusia Mayors who were asked to invite their City Commission.

The Commission discussed current and previous West Volusia Round Table meeting invitations, agenda topics, how invitations were distributed, City communication techniques and needs for improvement, how many individuals have replied to the WVRT invitations, and the concept of the WVRT.

The Commission discussed the need for the Commission to develop a one voice direction statement for the Deltona lobbyist firm, each West Volusia City being able to voice its concerns and issues at the WVRT, availability of staff to answer questions during the WVRT, the WVRT being a brainstorming session for City elected officials to discuss issues in West Volusia County, issues such as Votran routes and services, Volusia County road maintenance standards in each City and a City having curb appeal.

The Commission and staff discussed the City's sign ordinance, having ordinances such as the sign ordinance in place, and everyone having to follow City ordinances.

The Commission and staff discussed protocol and procedures for replying to emails and still being responsive to resident's concerns.

5. CITY MANAGER COMMENTS: None.

6. ADJOURNMENT:

There being no further business the meeting adjourned at 8:14 p.m.